

# UPTOWN NEWPORT



APPLICANT'S PRESENTATION



# MVE & PARTNERS



The Colony



Newport Bluffs



One Ford Road



Belcourt



# MVE & PARTNERS



Corporate Plaza



680 Newport Center Drive



Bayview



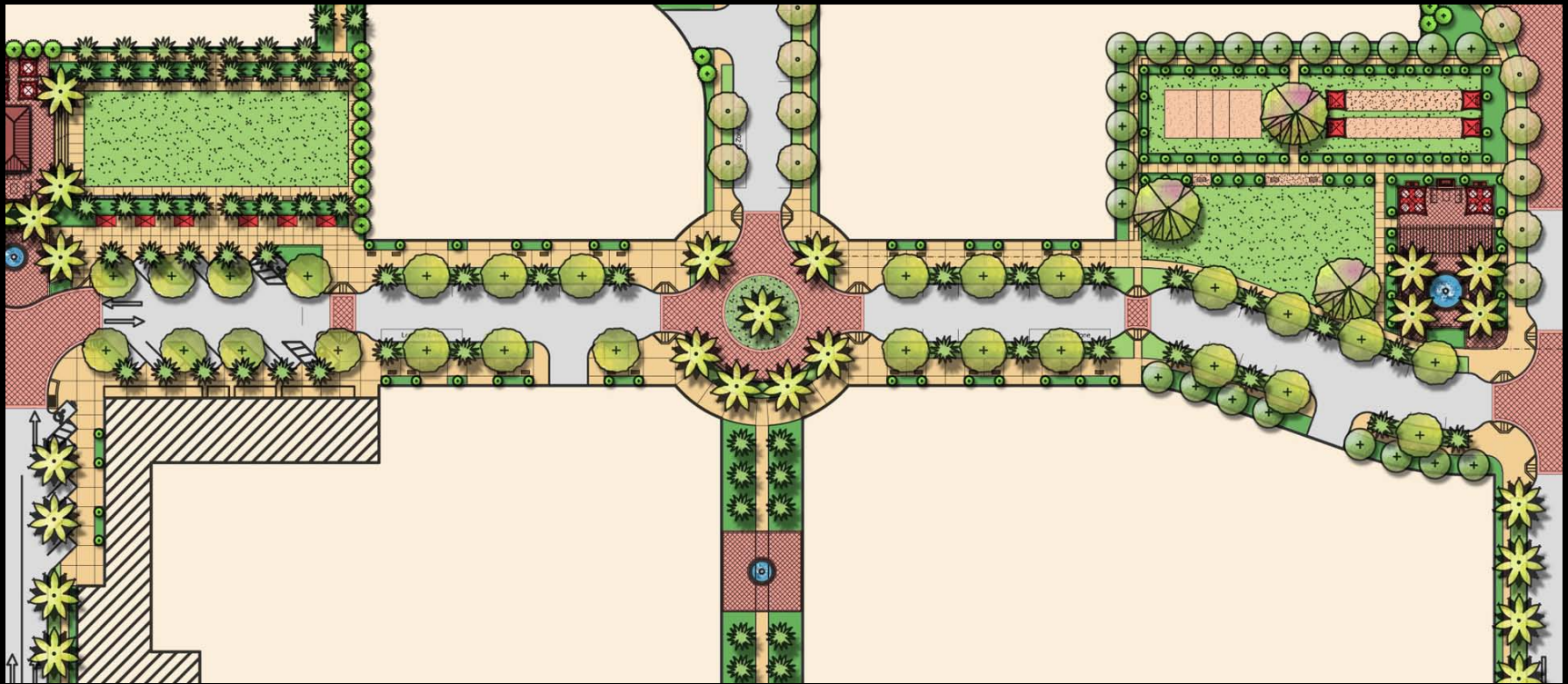
888 San Clemente



# MASTER SITE PLAN



# SPINE STREET

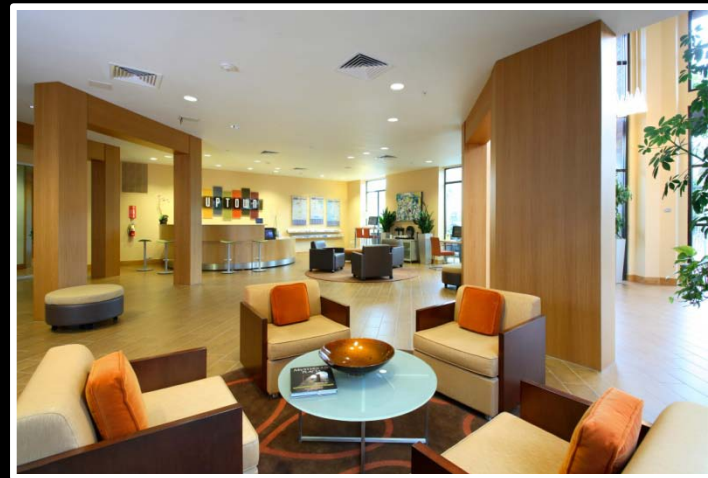
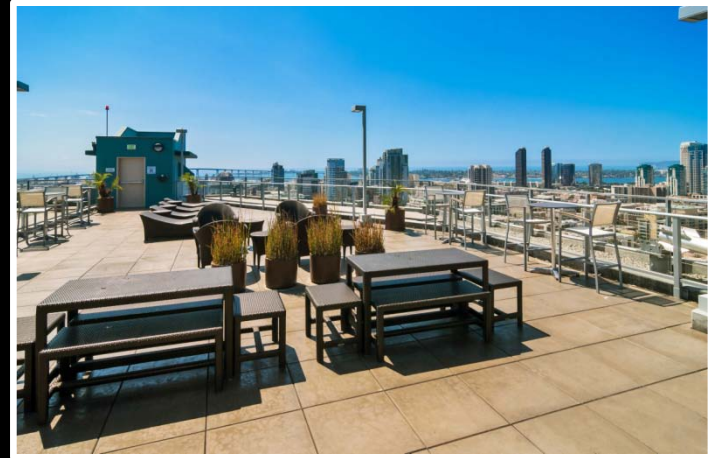




# PRIVATE OPEN SPACE

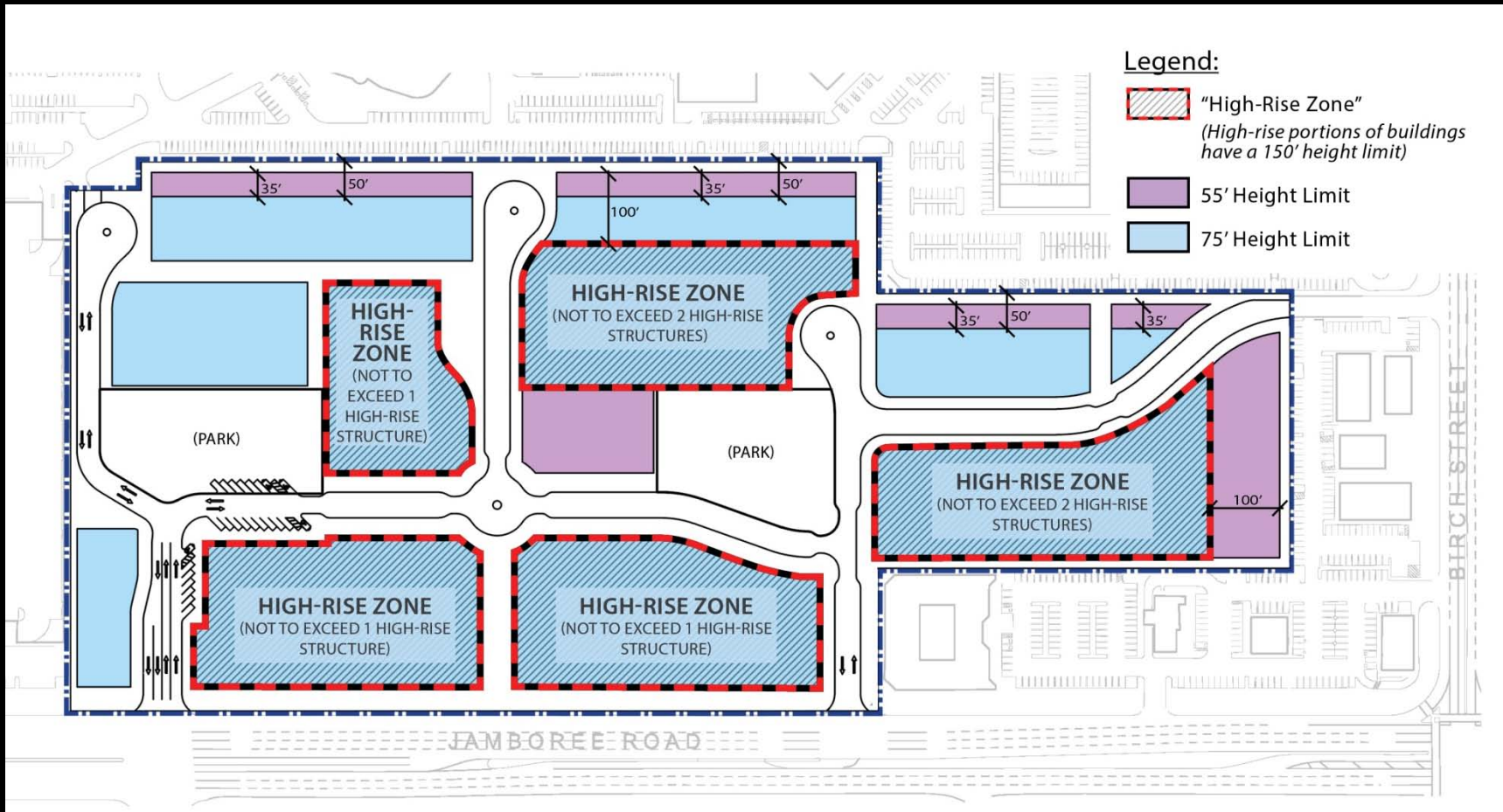


# PRIVATE OPEN SPACE





# BUILDING HEIGHT LIMITS





# ARCHITECTURAL THEME & CHARACTER



The theme of Uptown Newport embodies a collection and blending of **traditional**, **modern** and **contemporary** styles to establish a dynamic urban village with diverse architecture





# TRADITIONAL ARCHITECTURE



- Traditional architecture may draw inspiration from historic styles without literally replicating them
- Exhibits clearly defined fenestration patterns, wall mass and appropriately scaled detailing





# MODERN/CONTEMPORARY ARCHITECTURE



- Characterized by simple form, where design is expressed by the materials and structure of the building
- Designs often include bold lines, large window openings and cantilevered projections





# BUILDING ORIENTATION



Orthogonal building reinforcing street grid



Orthogonal courtyard relationship



# BUILDING ORIENTATION



Strong street presence



Building defining park edge



# SPINE STREET



Neighborhood street terminating at the edge of the property at a grade that allows for **potential vehicular connection** with Koll Center Newport

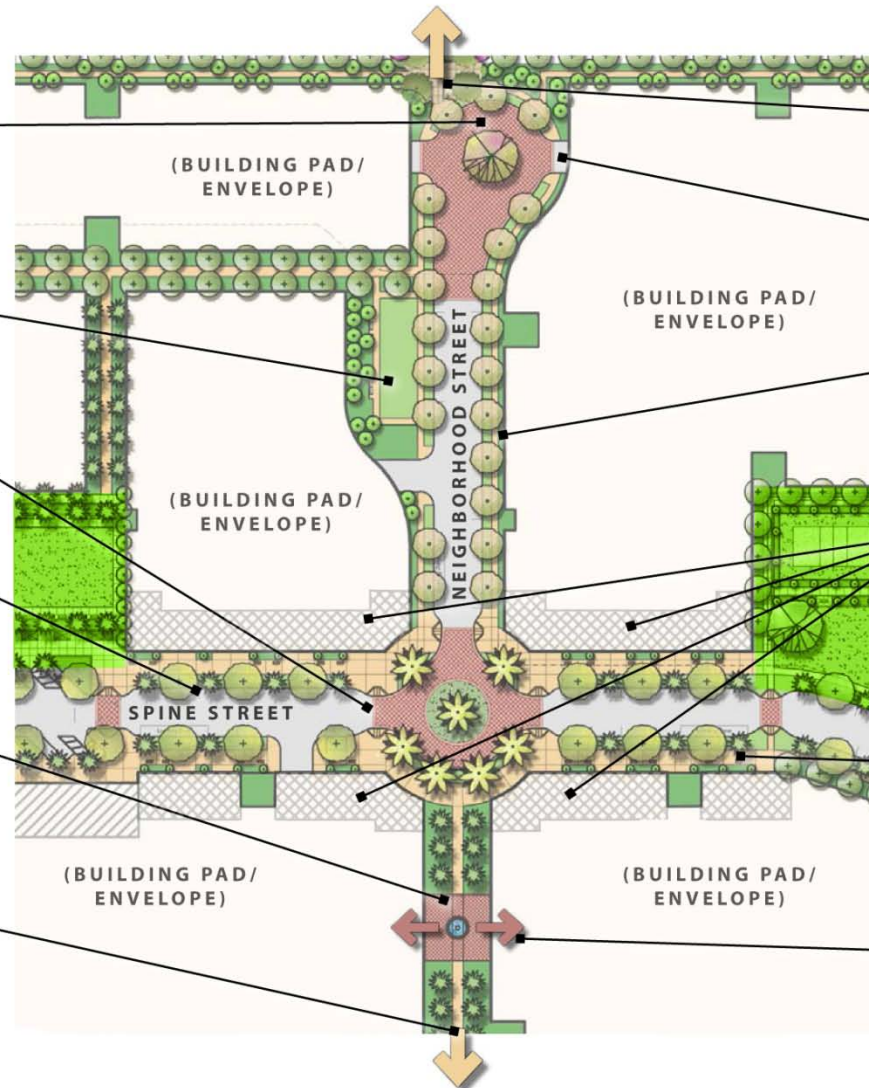
Interim cul-de-sac in Phase 1 to be converted to **open space** in Phase 2

**"Chokers" and crosswalks** provided as a traffic calming device

On-street **parallel parking** to serve as visitor parking

**Gathering spaces** with enhanced features such as benches and fountains will break up the paseo and reduce the scale of the buildings

**Paseo connection** to Jamboree Road provides for passive recreation, pedestrian connectivity, and significant massing break



**Paseo connection** to Koll Center Newport

**Vehicular access to residential parking structures** are encouraged to be located away from the Spine Street and parks

Pedestrian scale **parkway and building setback**

**Activate ground floor building frontage** in this zone with resident serving uses such as leasing offices, lobbies, fitness centers, mail rooms, and retail with special emphasis adjacent to roundabout

Expanded hardscape and increased **parkway and building setback** to enhance the public realm and improve the connection between the two neighborhood parks

Provide **pedestrian connections** to adjoining buildings/parcels from paseo

# STREET ACTIVATORS



Lobby as street activator



Resident serving uses as street activator



# STREET ACTIVATORS



Retail engaging public walkway



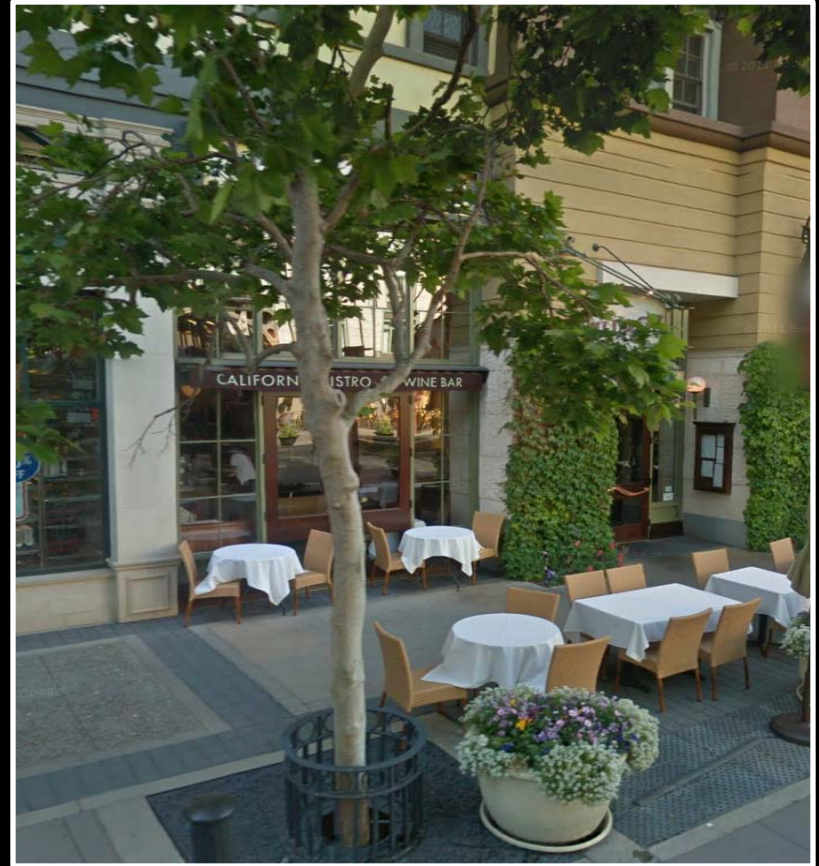
First floor patios and stoops as street activators



# STREET ACTIVATORS



Mixed Use Retail



Cafes as street activators



# MASSING & ARTICULATION



Composition of base, middle, and top elements



Horizontal and vertical articulation

# BLOCK MASSING





# HIGH-RISE MASSING



Low rise massing and increased building setback



Low rise massing

# CORNER CONDITIONS



Deliberate forms incorporated into corner



Prominent corner



# FENESTRATION



Vertical alignment of fenestration



Recessed windows

# BALCONIES



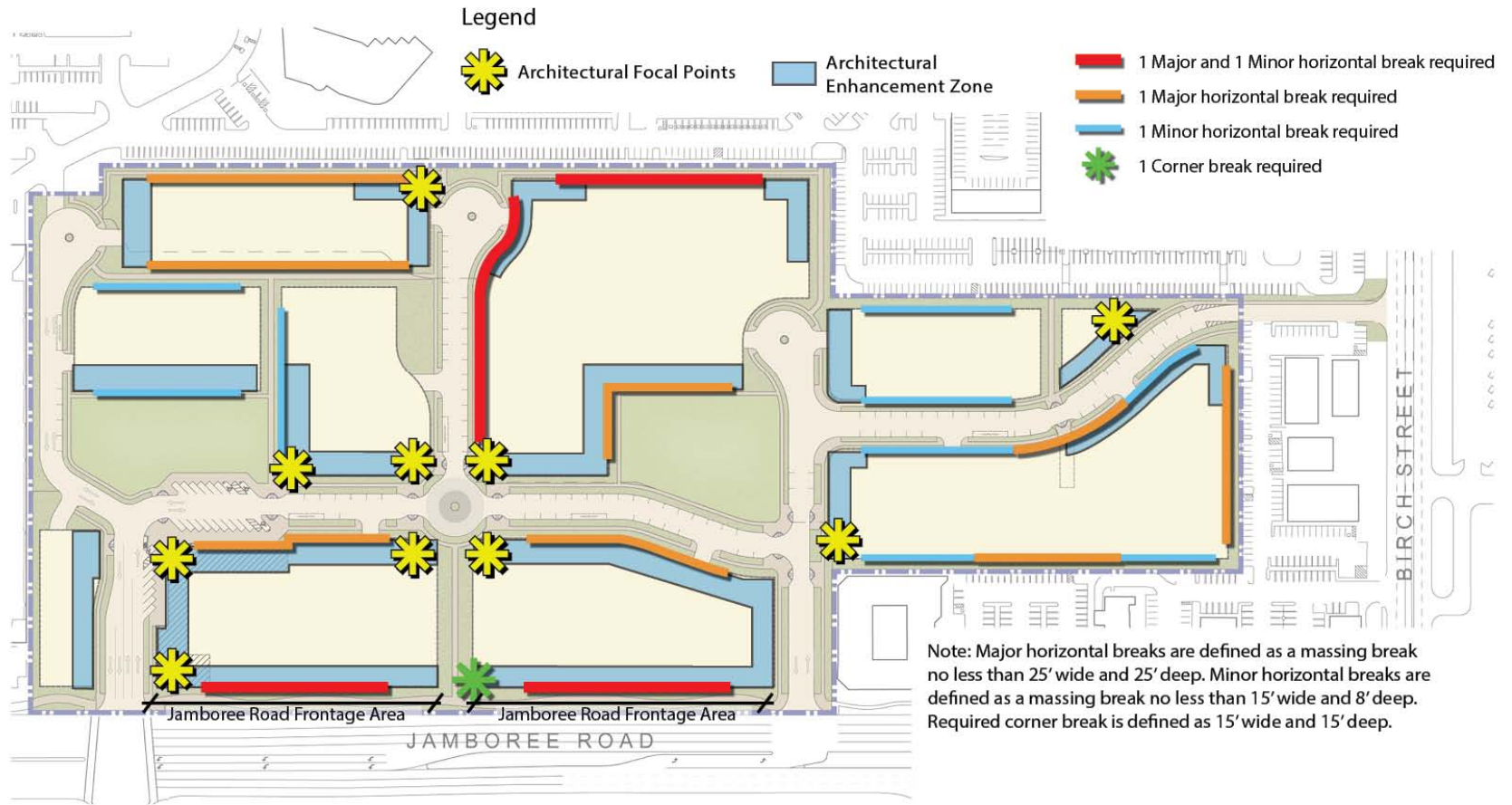
Balconies integrated into building architecture



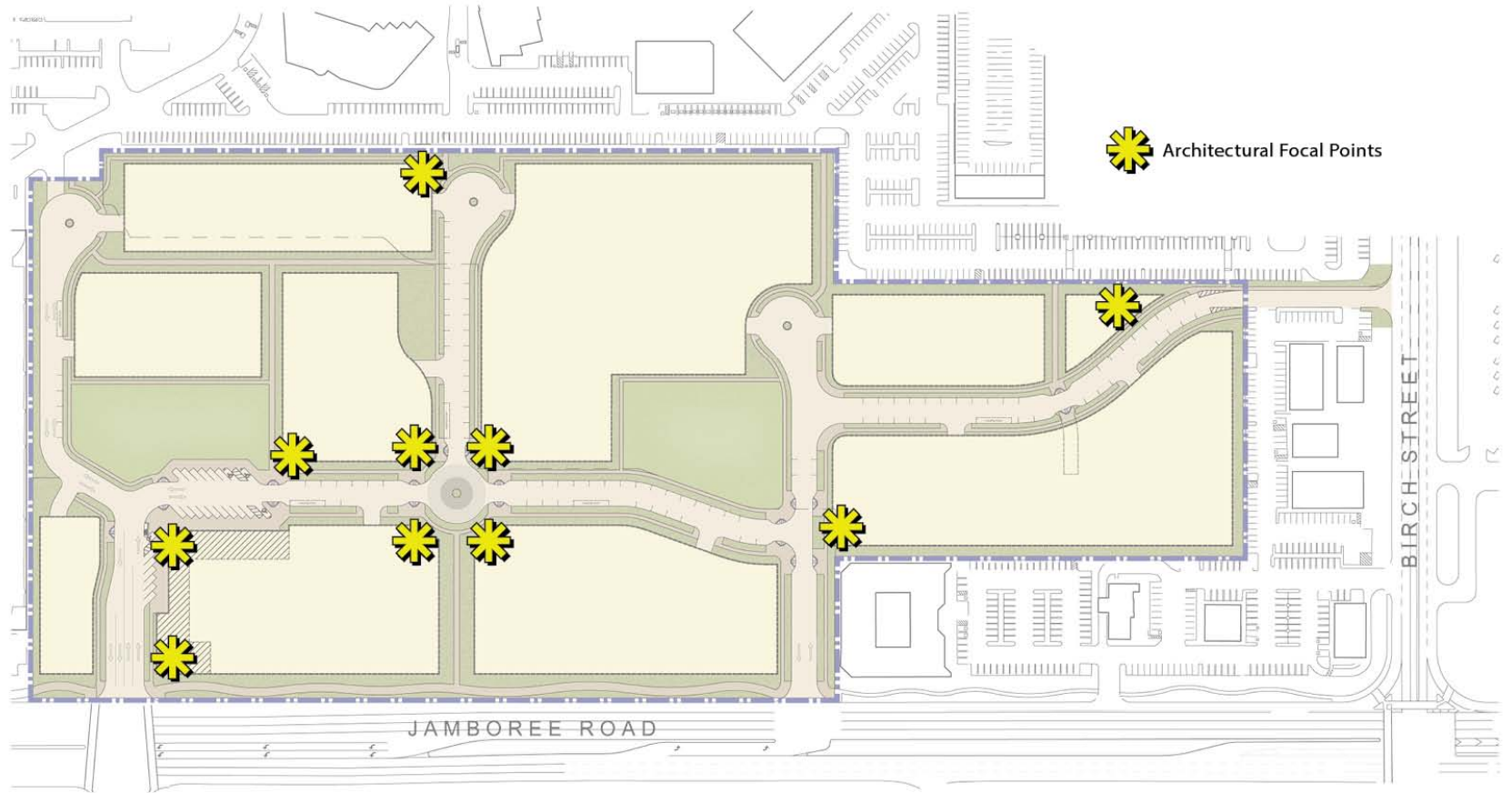
Balcony details



# URBAN DESIGN



# COMMUNITY FOCAL POINTS





# COMMUNITY FOCAL POINTS



Reduction in building height as focal point



Tower element as focal point

# COMMUNITY FOCAL POINTS



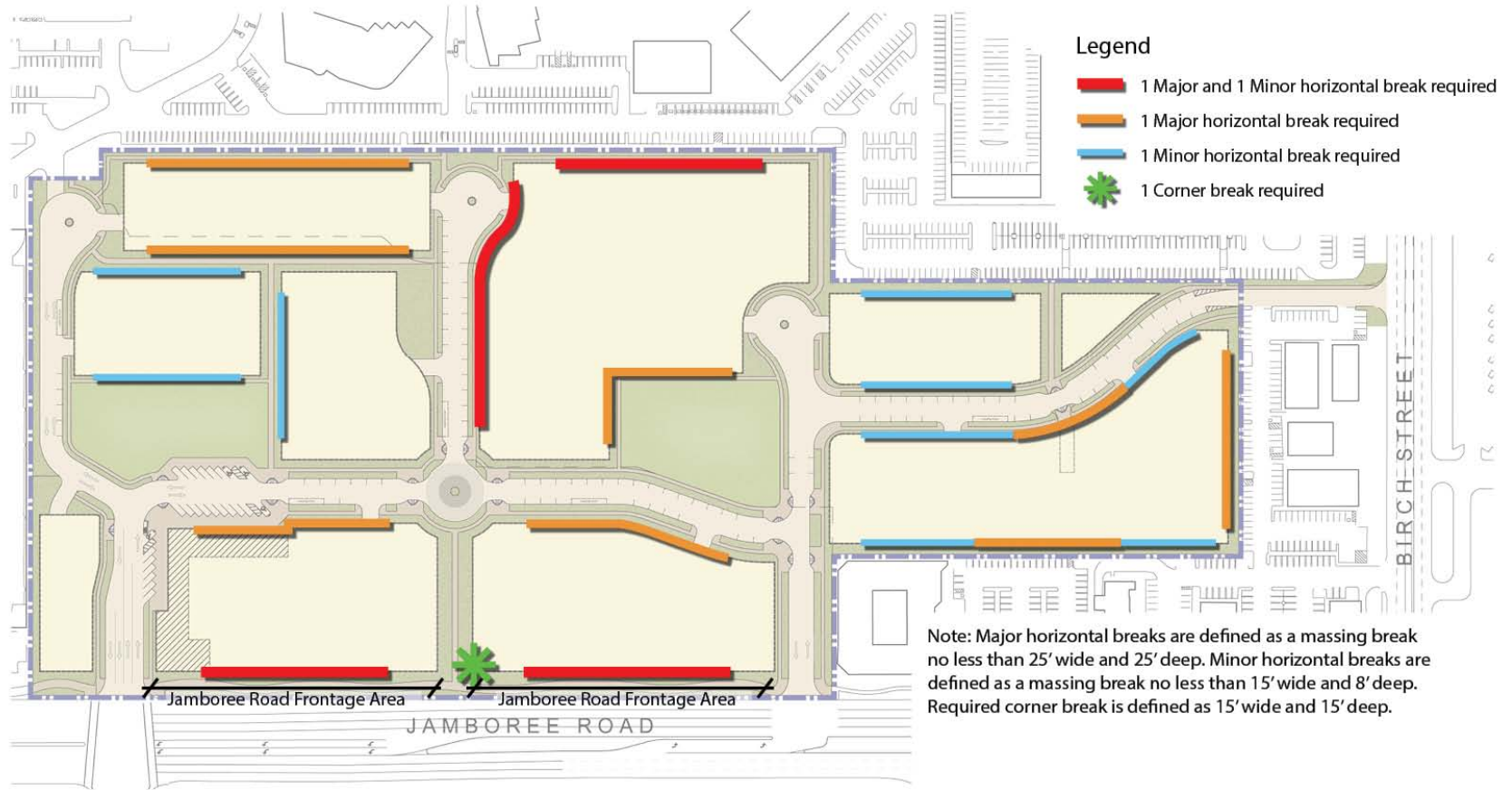
Enhanced fenestration as focal point



Step-back as focal point



# MASSING BREAKS



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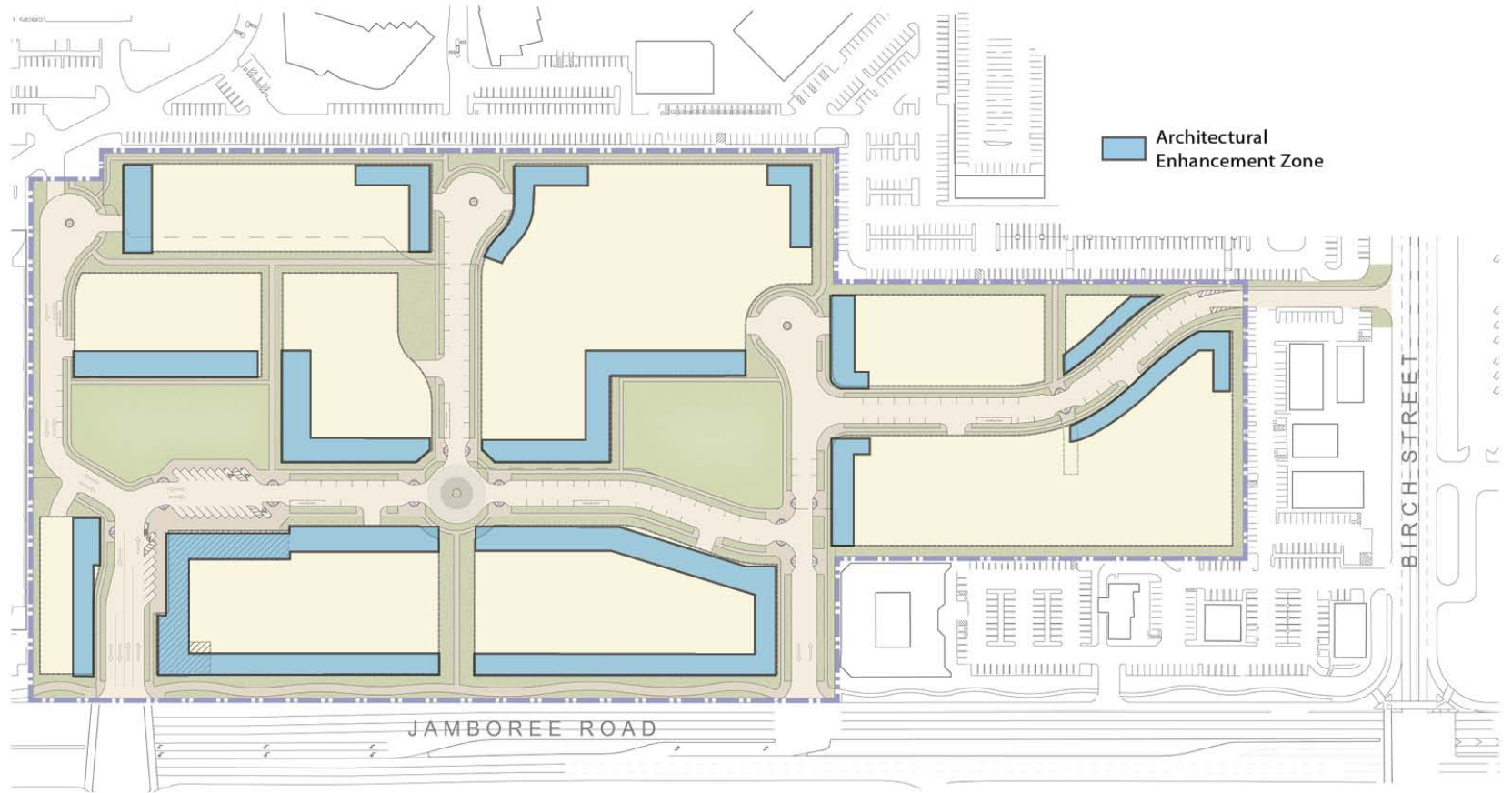
Vertical massing break



Horizontal massing break



# ARCHITECTURAL ENHANCEMENTS



# ARCHITECTURAL ENHANCEMENTS





# UPTOWN NEWPORT

